



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: August 17, 2016 *(continued from August 03, 2016)*

P/Z 16-019

TITLE: Peak Custom Homes LLC regarding the properties located at 224 and 226 West Burlington Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request for relief from the minimum square feet per building in an R-5 General Residence District. *(Approved August 03, 2016)*
- (B) Zoning Code Variance request for relief from the maximum allowable density in an R-5 General Residence District. *(Approved August 03, 2016)*
- (C) Site and Landscaping Plan approval to build two new single-family semi-detached dwellings. 70

UPDATES:

No changes have been made to the original staff report from August. At the August hearing, both variance requests received positive recommendations, and the site and landscaping plan approval was postponed in order for the front facade of the building to be revised with architectural improvements. Although the applicant has submitted revised renderings, staff has asked for additional revisions, which will be provided after the date of this staff report. A preliminary draft of the revised elevation has been included to show progress.

STAFF COMMENTS

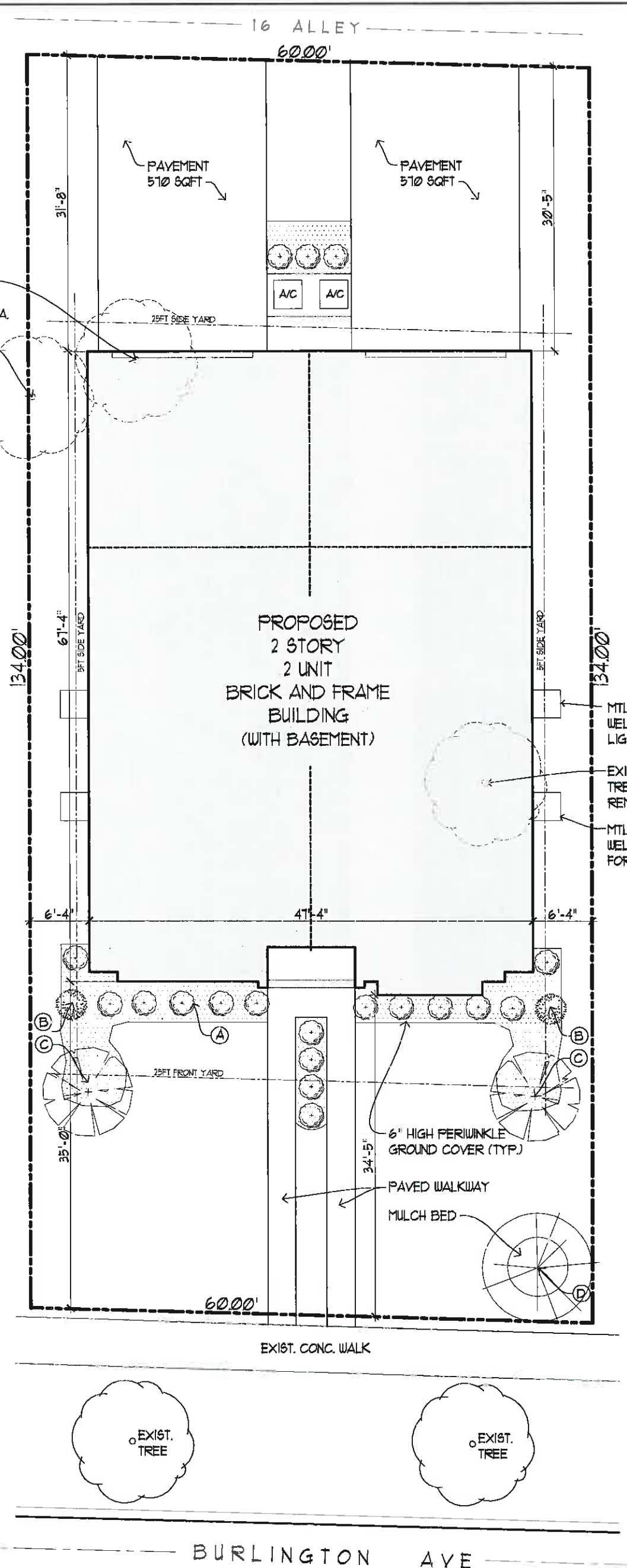
Landscaping

The revised Landscape Plan which was provided the day of the last hearing have been reviewed by the Village's consultant. Although there are outstanding engineering issues which will be addressed with permit, the landscape plan meets or exceeds minimum requirements.

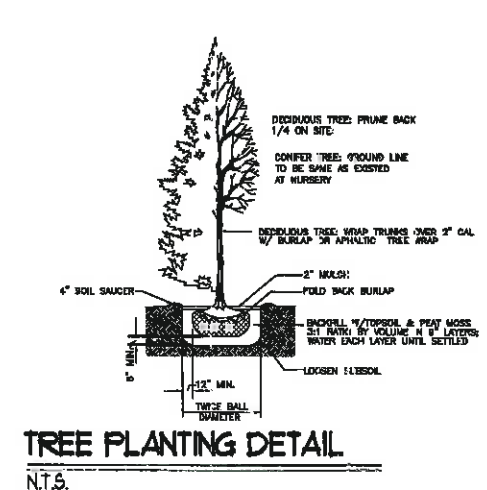
DOCUMENTS ATTACHED

1. Original Staff Report dated August 03, 2016.
2. Staff review comments from Engineering and Landscape consultant Anthony Bryant dated August 11, 2016.
3. Landscape Plan, prepared by ABD & Associates, LTD, dated June 30, 2016.
4. Draft proposed elevations.
5. Staff correspondence and recommendations to applicant.





REVISED
JUL 15 2016



PLANT LIST						
KEY	COMMON NAME	BOTANICAL NAME	QUANT.	SIZE	REMARKS	
A	YEW	TAXUS	10		2'-6" HGT.	
B	EVERGREEN	AZALEA	2		6'-8" HGT.	
C	RIVER BIRCH	BETULA NIGRA	2			
D	SCARLET OAK	QUERCUS COCCINEA	1		12'-14" HGT.	

ZONING DATA: R-5		
PIN # 09-5-102-018-0000	REQUIRED	PROVIDED
LOT AREA	8,400 SF.	8,040 SF.
BUILDING AREA (F.A.R.)	75% (6,300 SF.)	
MAX. NO. OF UNITS (3 BEDROOMS)	4,500 PER UNIT - 175 D.U.	4,000 PER UNIT - 2 D.U.
MAX. BLDG. HEIGHT	35 FT (MAX.)	35 FT
SOUTH FRONT SETBACK	25 FT	34'-5"
NORTH REAR SETBACK	26.5 FT (20%)	30'-5"
EAST SIDE SETBACK	5 FT (12 FT - 20% AGGREGATE)	63 FT (12.6 FT - 20% AGGREGATE)
WEST SIDE SETBACK	5 FT (12 FT - 20% AGGREGATE)	63 FT (12.6 FT - 20% AGGREGATE)
PARKING	5 SPACES (25 PER UNIT)	4 SPACES
TOTAL BUILDING AREA	6,300 SF.	5,806 SF.

1ST FLOOR PLAN: 2,710 SQFT

GARAGE: 594 SQFT

2ND FLOOR PLAN: 2,642 SQFT

TOTAL AREA: 5,906 SQFT

LANDSCAPE PLAN

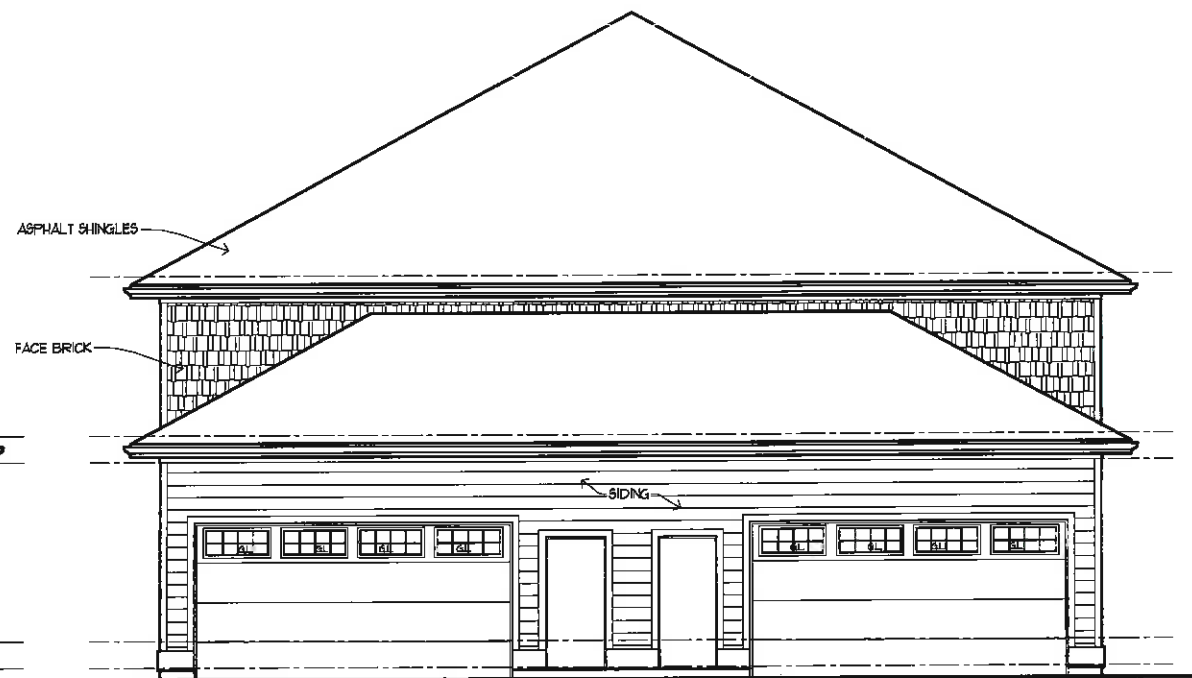
REVISED
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AUG 15 2016

BUILDING



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

ABD & ASSOCIATES, LTD.
PROFESSIONAL DESIGN FIRM - NO. 184-002285
13747 W. BRYN MAWR AVE. #505 CHICAGO, IL 60631
PHONE: 773-864-9754 (24H) 708-364-8114 (BKA) dca@abd.com
FAX: 708-578-6946

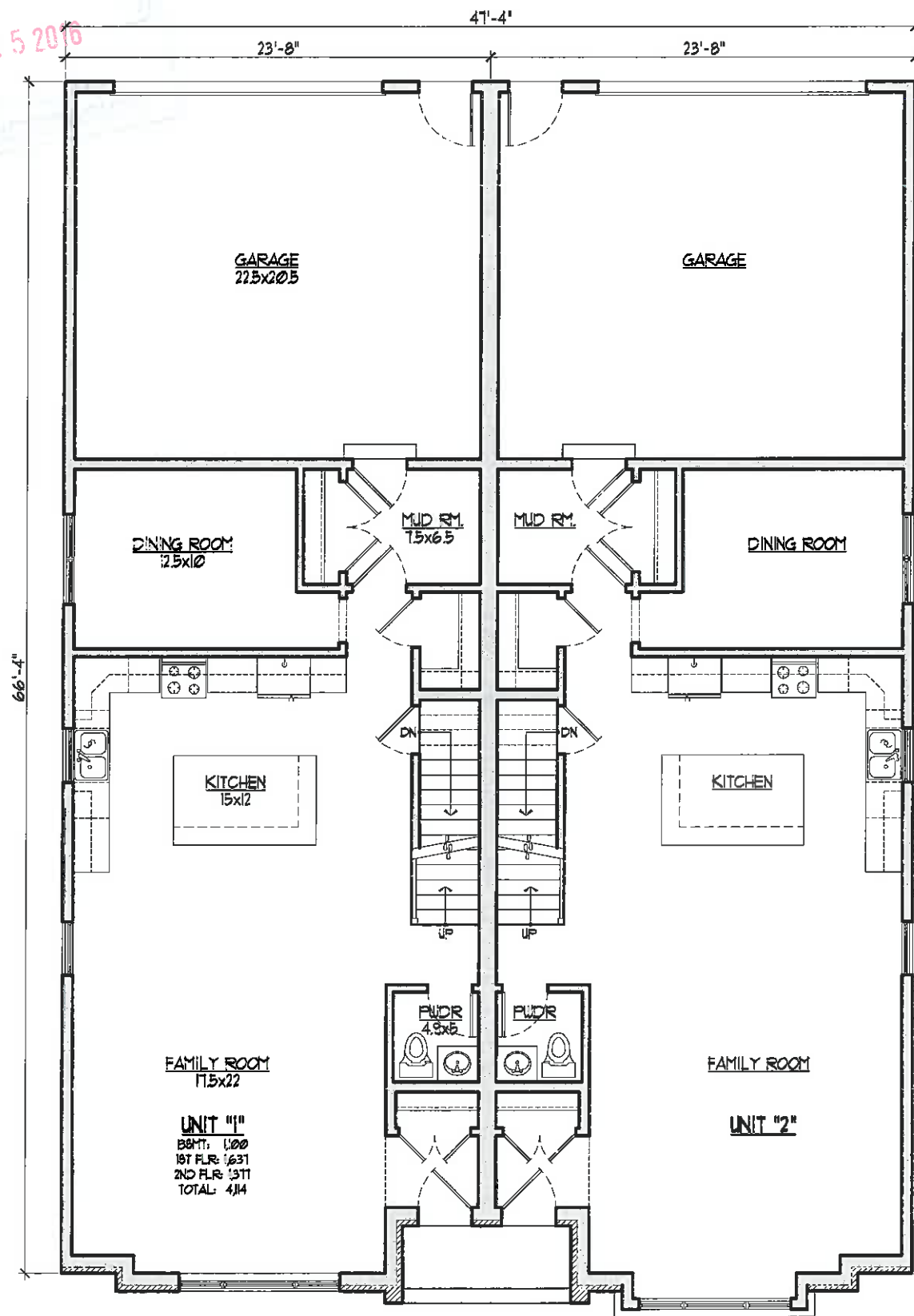
PROPOSED 2 UNIT TOWNHOME
WESTMONT, ILLINOIS
226 BURLINGTON AVE

DATE: 6/30/2016
PROJECT: R.K. / Z.W.
DRAWN: R.K. CHK'D: Z.W.
SHEET NO.

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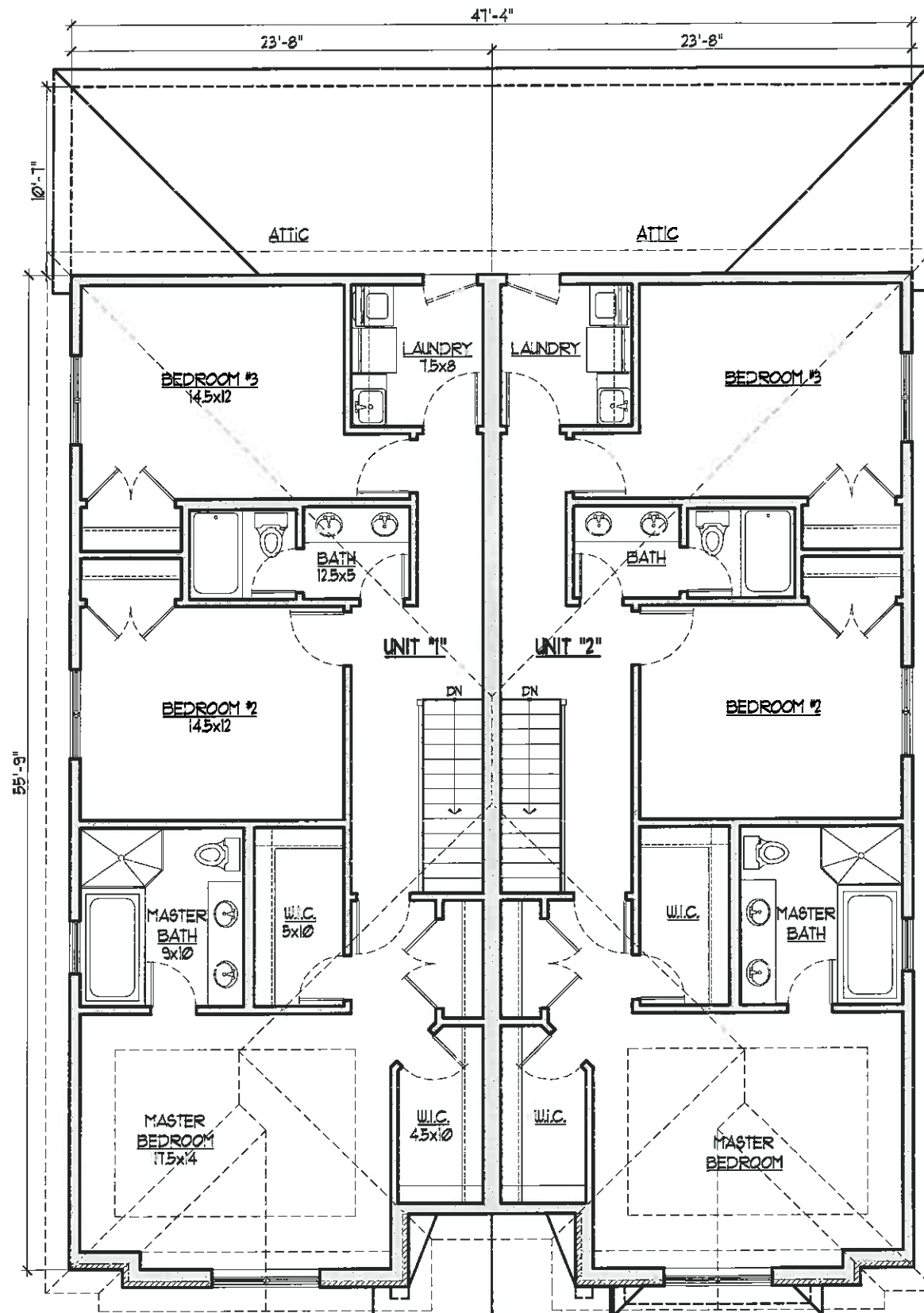
REVISED

AUG 15 2016



1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROPOSED 2 UNIT TOWNHOME
226 BURLINGTON AVE
WESTMONT, ILLINOIS

ABD & ASSOCIATES, LTD.
PROFESSIONAL DESIGN FIRM - NO. 184-008725
8717 W. BRYN MAWR AVE. #505 CHICAGO, IL 60618
PHONE: 773-864-0754 (24/7) 703-390-1614 (B/K) FAX: 703-670-3649
abdassoc@comcast.net

DATE: 6/30/2016
PROJECT: B.K. / Z.W.
DRAWN: B.K. CHECKED: Z.W.
SHEET NO.

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**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: August 03, 2016

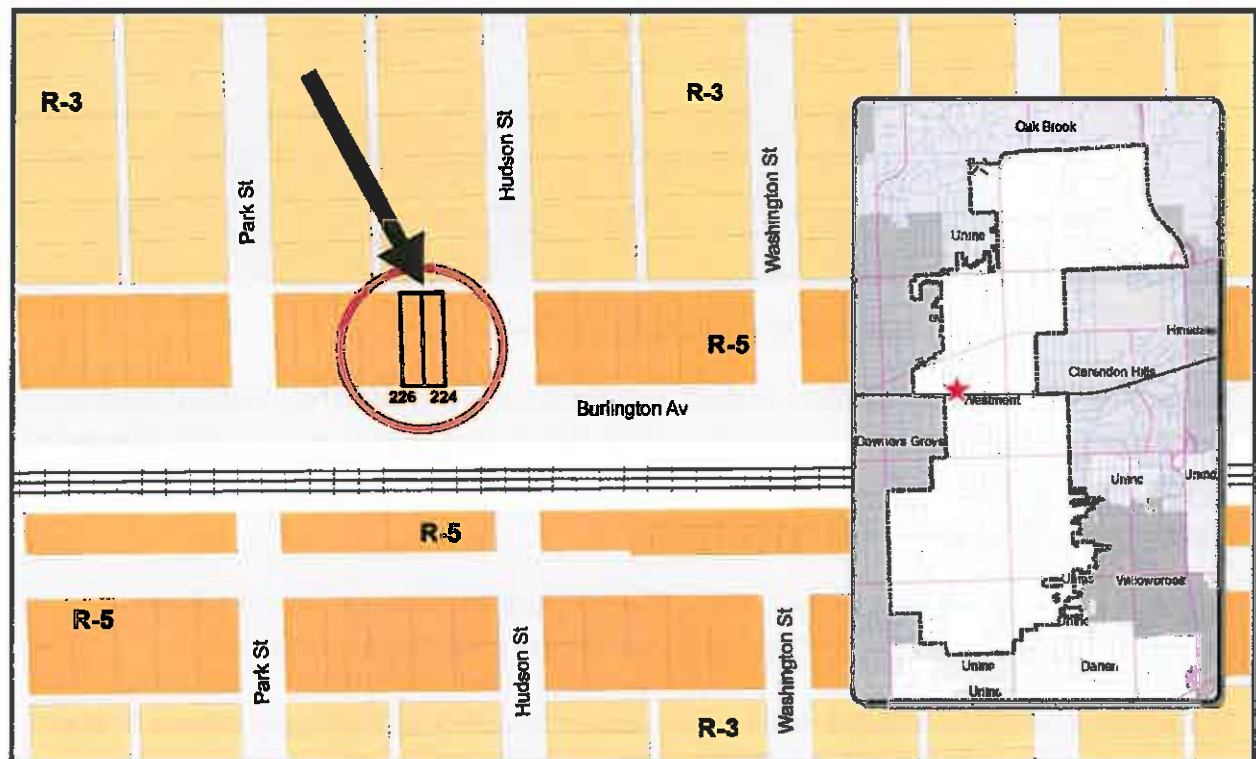
P/Z 16-019

TITLE: Peak Custom Homes LLC regarding the properties located at 224 and 226 West Burlington Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request for relief from the minimum square feet per building in an R-5 General Residence District.
- (B) Zoning Code Variance request for relief from the maximum allowable density in an R-5 General Residence District.
- (C) Site and Landscaping Plan approval to build two new single-family semi-detached dwellings.

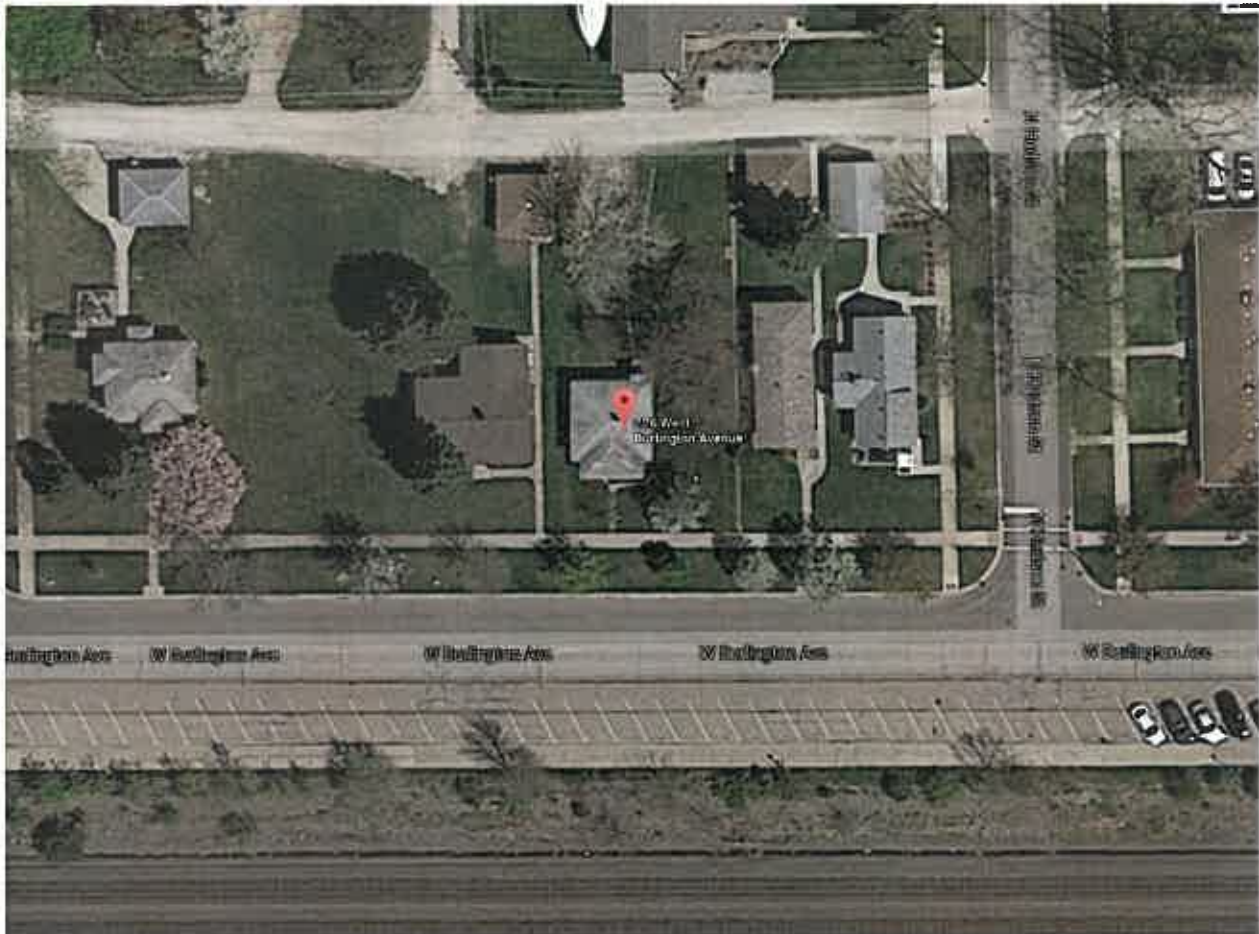
BACKGROUND OF ITEM

The subject lots are located on the north side of West Burlington Avenue between Hudson and Park Streets and adjacent the Metra railroad tracks. Also known as Lots 10 and 11 in Block 17 of the Arthur T. McIntosh and Company's Fairmount Heights subdivision, each lot is approximately 30' x 134' and are approximately 4,020 square feet or 0.09 acres each.



224-226 West Burlington Avenue Zoning Map

The property is zoned R-5 General Residence District, as are the adjacent properties to the east and west. The property across the alley to the north is zoned R-3 Single Family Detached District. A house exists on the western lot (226 West Burlington) and has been vacant for many years. Each lot is a separate parcel and each retains an individual PIN through the county.



224-226 West Burlington Avenue Aerial Map

The petitioner has submitted plans to build a single-family semi-detached (duplex) building on the properties, and requests variances from both density and minimum lot size requirements to permit the construction. Additionally, site and landscaping plan approval is requested as a requirement of the R-5 General Residence District.

Each unit would be approximately 2,400 square feet, with three bedrooms, 2.5 baths, a basement and attached garage. The entire front facade would be faced with brick.

This proposal would be the first new construction in this block of Burlington Avenue in many years, and is somewhat similar to units constructed one block west along Burlington. Currently only single-family homes surround the properties.

ZONING ANALYSIS

The subject property is located in the R-5 General Residence District. The R-5 district permits single-family, two-family and multiple family residences. By definition, this construction qualifies as a semi-detached dwelling with two units, each containing three bedrooms.

Minimum lot sizes for the district are defined in Appendix "A", Section 6.04 - Bulk and development standards in residence districts. A summary of requirements and requested density variances are discussed below.



224-226 West Burlington Avenue as seen from Burlington Avenue



224-226 West Burlington Avenue as seen from the alley to the north of Burlington Avenue

Density summary for variance requests

Code all requires semi-detached dwellings to have a minimum lot size of 10,000 square feet. Each individual lot only contains an area of 4,020 square feet, which is 5,980 square feet deficient. When considering this in units of dwelling units per acre, code would permit 8.71 du/ac. Based on lot area, the request is for 10.84 du/ac.

Density is further defined in code when considering the number of bedrooms for each allowable unit. The applicant has proposed that each unit have three bedrooms. In order to have three bedrooms per unit, code requires 4,500 square feet per dwelling. Each lot would result in a deficiency of 480 square feet. Again, converting into dwelling units per acre, code requires 9.68 du/ac, and the request is for 10.84 du/ac.

R-4 Density chart based on new lots of 4,530 square feet

	<i>Lot area by unit type</i>	<i>Lot area per building</i>
Code Requirements	4,500 sf/unit (3-bedroom units)	10,000 sf/building
Variance Request:	4,020 sf/unit (Deficient 480 sf) 10.7% unit density variance	4,020 sf/building (Deficient 5,980 sf) 59.8% lot density variance



Adjacent similar development on Burlington

Comprehensive Plan

The Comprehensive Plan recognizes this area as a Single Family Attached Residential, and specifically states:

“Single-family attached residential areas designated in the Land Use Plan include areas where this residential type can serve as a transitional use between single-family detached residential neighborhoods and more intense non-commercial areas such as busy commercial corridors or business use areas. Single-family attached residential development provides for more dense residential areas, promoting smaller units that may be more desirable for individuals and couples, rather than for families with children.”



Comprehensive Plan Excerpt

STAFF COMMENTS

Engineering/Public Works

Preliminary comments on the engineering plans from both the Village Engineer and the Village's retained engineering consultant found no significant issues, although stormwater requirements will need to be addressed at time of permit application.

Landscaping

Landscape review indicates that additional trees and shrubs are needed, which would require a revised plan to be submitted before proceeding to Village Board.

SUMMARY

The applicant requests site and landscaping approval and variances for relief from both minimum lot size and density requirements for a semi-detached dwelling in the R-5 General Residence District.

DOCUMENTS ATTACHED

1. Public notice as published in the July 20, 2016 edition of the Westmont Progress.
2. Preliminary Review Comments
 - a. Village Engineer Noriel Noriega dated July 25, 2016.
 - b. Engineering and Landscaping Consultant Anthony Bryant dated July 22, 2016.
 - c. Village Forester Jonathan Yeater dated July 26, 2016.
3. Application for variances, with associated application materials, dated July 06, 2016.
 - a. Boundary and Topographic Survey, prepared by Professional Land Surveying, dated June 14, 2016.
 - b. Plat of Easement, prepared by Professional Land Surveying, dated June 22, 2016.
 - c. Demolition Plan, prepared by Kozoil Engineering Services, dated June 29, 2016.
 - d. Site Engineering Plan, prepared by Kozoil Engineering Services, dated June 29, 2016.
 - e. Site Plan (includes landscaping), prepared by ABD & Associates, LTD, dated June 30, 2016.
 - f. Building Plan and Elevations, prepared by ABD & Associates, LTD, dated June 30, 2016.



**Public Works Department
Engineering Division**

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6272 Fax: 630-829-4479

Date: July 25, 2016

To: Mrs. Jill Ziegler, AICP
Community Development Director

From: Noriel Noriega, PE, CPESC
Assistant Director of Public Works - Village Engineer

RE: Proposed Townhome Development
224/226 W. Burlington, Westmont
Preliminary Review #1

We are in receipt of the following items for the proposed townhome development at 224/226 W. Burlington:

1. Boundary and Topographic Survey dated 06/14/2016 prepared by Professional Land Surveying, Inc.
2. Plat of Easement dated 06/22/2016 prepared by Professional Land Surveying, Inc.
3. Demolition Plan dated 06/29/2016 prepared by Koziol Engineering Services.
4. Site Engineering Plan dated 06/29/2016 prepared by Koziol Engineering Services.

A preliminary review of the submitted documents has no significant issues that we feel would prevent the project from continuing. Our listed comments below can be addressed during the Permit Application Process. It should be noted that additional comments should be anticipated when a full Permit Application Review is performed.

1. As shown, the proposed storm sewer layout will significantly affect three (3) existing healthy parkway trees. Change storm sewer layout along Burlington. Consider storm sewer to be parallel and closer to the curb and parallel to the curb of Burlington (depending on location of existing watermain, the storm sewer may need to be constructed with watermain quality pipe) or consider installing the storm sewer under the public sidewalk.
2. The proposed storm sewer along Burlington shall be a minimum of 8" PVC. Extend the storm sewer system parallel to Burlington Avenue to the shared property line of Lot 10 and 11 (preferred to the west property line of Lot 11).
3. Review and approvals will be required from Mr. Jon Yeater, Public Works Foreman - Village Forester, regarding any tree requirements. During the permit reviews, a tree survey will be required. If you have any specific questions, Mr. Yeater can be contacted at 630-981-6285.
4. It should be noted that this property is located within the jurisdiction of Downers Grove Sanitary District. Any sanitary requirements should reflect DGSD, not Flagg Creek.

If you have any further questions or concerns, please contact me at 630-981-6295.

Thank you.



6018 Sunset Ave.
LaGrange Highlands, IL 60525
708.269.3322
Demetrios@PeakCH.com

Cover Letter to Community Development Department Regarding 224-226 Burlington Ave.

July 6, 2016

To Whom it may Concern,

Please see below the finding of facts to 224-226 Burlington Ave.:

The prospective owner of 224-226 Burlington Ave., Peak Custom Homes, is seeking two variances for this property. The property is R-5 Zoning which allows multi-family residential. The lot size (including both lots) is approximately 8,040 Sq. ft., 60' x 134'. For the prospective owner to put a multi-unit building on this property, they are seeking a variance to the following:

1. Zoning Code Variance request for relief from the minimum square feet per building in an R-5 General Residence District. The zoning code only allows two units on a property if the property has 4,500 sq. ft. per three bedroom units. This property has 4,020 sq. ft. per unit.

2. Zoning Code Variance request for relief from the maximum allowable density in an R-5 General Residence District. The zoning code only allows two units on a property if the total square footage of the property is greater than 10,000 sq. ft.. This property has 8,040 sq. ft.

What the owner is proposing is very similar to other neighboring buildings that were built with same type of restrictions this property has. The owner looks forward to working with the village on this matter.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "D. Panos", written over a horizontal line.

Demetrios Panos; PE, SE

President, Peak Custom Homes



6018 Sunset Ave.
LaGrange Highlands, IL 60525
708.269.3322
Demetrios@PeakCH.com

July 6, 2016

Re: 224-226 Burlington Ave.

To Whom it may Concern,

Please see below the finding of facts to 224-226 Burlington Ave.:

- a. Due to the economy and the property value, this property would not yield a reasonable return under the conditions allowed.

Finding of Fact: The property (224-226 Burlington Ave.) is zoned R5. Any multi-family project built on this property will exceed the allowable density requirements. Without the variance, new construction on this property is not feasible and not marketable. Also, the current state of the existing structure on the property will be substantially improved with the Project we are proposing.

- b. The plight of the owner is due to unique circumstances in that the property value is not what it was when he bought it due to the downturn of the economy.

Finding of Fact: The current density requirements are antiquated, over 100 years old.

- c. The variation if altered will not alter the essential character of the locality, there are similar buildings that needed to go through the same process in order to yield a reasonable return. The essential character of the area is very much in line with what we are proposing.

Finding of Fact: In the general vicinity, there are similar projects in which the variances we are requesting have been approved. There are multi-family buildings that have been built in the general vicinity of the location of the proposed Project.

Respectfully Submitted,

Demetrios Panos; PE, SE

President, Peak Custom Homes

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF AUGUST 3, 2016

P/Z 16-019 – Peak Custom Homes LLC, regarding 224 and 226 W. Burlington Avenue, Westmont

Request for variances to allow (1) relief from the minimum square feet per building in the R-5 General Residence District, and (2) relief from the maximum allowable density in the R-5 General Residence District.

CRITERIA NO. 1: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

FINDINGS OF FACT: Given the property acquisition and development costs, the variances sought are required if the Applicant is to yield a reasonable return on its investment. 3 bedroom units are required to meet market demand, but could not be built without these variances.

CRITERIA NO. 2: The plight of the owner is due to unique circumstances.

FINDINGS OF FACT: Individual development on the individual small lots is highly unlikely, and development as proposed represents the highest and best use for these properties.

CRITERIA NO. 3: The variation, if granted, will not alter the essential character of the locality.

FINDINGS OF FACT: A similar successful development exists in close proximity on Burlington Street. The proposed development is an appropriate transitional use between the rail line to the south, the Central Business District to the east and single family homes to the north, and the proposed development is consistent with the Comprehensive Use Plan. As such, this proposed development will not alter the essential character of the neighborhood.

6

The Planning and Zoning Commission agrees with the above findings.

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The Planning and Zoning Commission does not agree with the above findings.



ESI Consultants, Ltd.
Excellence. Service. Integrity

August 11th, 2016

Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

Attn: Community Development Department

Re: Preliminary Land Development, Stormwater & BMP Review – Site Improvement Plans for 224-226 Burlington Avenue

We have performed a PRELIMINARY review of the revised Landscape Plan sent to us that relate to the above referenced project. This review focuses on the application of Land Development, Stormwater Management and BMP measures to the proposed Site Plan. Engineering Plan Comments are from the July 22nd Review Letter.

After reviewing the plans for compliance with the Westmont and DuPage Countywide Stormwater Ordinance and visiting the site we have the following comments:

Engineering Plans and General Comments

1. Overall the concepts presented on the Site Plan are acceptable and submittal of Plans for full permit review is recommended.
2. Total increase in impervious area for this development is 3440 square feet, therefore a PCBMP submittal is required as well as providing VCBMP water quality storage volume for 5040.2 square feet of impervious area. Total VCBMP storage is estimated at 525 cubic feet.
3. Runoff from all impervious surfaces shall be directed to the VCBMP storage facility.
4. Recommended storm sewer pipes within the Village right-of-way are a minimum of 12-inches in diameter. Recommended minimum pipe size for onsite storm sewer is 8-inches.
5. Sump pump discharge line shall be connected to the adjacent storm sewer
6. Provide cross-sections for the east and west sideyard swales. Provide capacity calculations to ensure that the swales can pass the 100-year critical storm without adversely impacting the structure.
7. The dimensions of the structure and driveway vary between the Site Plan and the Site Engineering Plan (house length 67-feet vs. 59-feet). Please confirm for consistency and revise the impervious area calculations, as necessary.
8. The diameter of all existing trees shall be shown on the boundary survey. Indicate which trees are to be removed.
9. Indicate the extents of the alley and sidewalk removal and replacement needed for installation of the sanitary services, water services, and storm sewer.

Landscape Design Comments

Article I:

Sec. 80-6. - Protection.

1. *Please provide an existing tree survey with tree locations, DBH and overall health of the tree.*
2. *Provide tree protection notes and details for the protection of existing trees within the parkway.*

Sec. 80-15. - Tree appraisal.

For the purposes of tree replacement, tree value will be determined on a DBH for DBH basis. Trees that are four inches DBH and smaller may be replaced at the associated cost of replacing a tree of the same DBH. Trees that are greater than four inches DBH may be replaced at the associated cost of replacing a number of trees whose DBH is equal to or greater than that of the DBH of the tree removed or damaged to the point in which removal is warranted. No single replacement tree will have a DBH greater than four inches DBH or less than two and a half inches DBH. [Example: A damaged tree of ten inches DBH can be replaced by four two and a half inch trees, or by two four inch trees and one two and a half inch tree.]

1. *Please provide a tree replacement plan and calculations based on an existing tree survey.*

Sec. 80-16. - Tree maintenance standards

1. *Please review the following standards and adjust the landscape plan accordingly:*

Tree preservation standards.

a. General requirements:

2. *Protective fencing is required for protection of any tree to be preserved in place within 15 feet of any construction or construction material or construction equipment storage, including trees on adjacent properties.*

b. Tree preservation specifications:

1. *Village of Westmont Tree Preservation Guidelines are contained in the Village of Westmont Standard Specifications, January 2006, and as they may, from time to time, be amended.*

2. Guidelines for auguring around parkway trees are contained in the Village of Westmont Standard Specifications, January 2003, and as they may, from time to time, be amended.
3. Landscape and site plans should reflect all existing trees to be saved and to be removed. Desirable trees should be protected from construction damage. Any person excavating within 15 feet of a public tree must notify the village 48 hours prior to beginning excavation. A site development permit must be obtained prior to any cutting of roots closer than 15 feet of any tree which is to be preserved on any site.
4. Flagging or prominent identification should mark trees to be saved. In traffic areas or places where the bark and cambium may be damaged, snow fence and steel posts should demarcate a safe zone around the tree.
5. Avoid compaction of soil by heavy equipment in the root zone of trees to be saved. In instances where soil compaction in the root zone cannot be avoided, vertical mulching and or deep root aeration may be required by the village.
6. Curb cuts should not be closer than five feet from the base of the tree.
7. Avoid cutting surface roots wherever possible.
8. When roots are cut, a smooth, clean cut should be made. Backfill and water immediately to reduce drying of the roots.
9. Where grade changes are required, the same area must be provided either by construction of a dry well where the level is to be raised or by building a retaining wall where the level is to be lowered.
10. The use of soil sterilants within the root zone of trees or in areas where leaching of soil sterilants into the root zone of trees may occur, is prohibited.

Article II:

Sec. 80-41. - Landscape plan application procedure.

1. *If it appears that existing trees on the property will be impacted by the proposed development. A tree survey will be required. (See notes/comments from previous section.)*
2. *The plant list is incorrect. Periwinkle ground cover as noted on the site plan is not listed or quantities shown.*
3. *The landscape plan is missing the utility easements and proposed contours.*
4. *The required landscape calculations to meet the Village requirements are as follows:*

Residential, minimum standards for commercial and multi-family construction.

There is a total of 232 LF of building foundation depicted on the plan. There is 98 LF of building foundation facing a public and private street.

a. In front, side or rear yards, a minimum of two shrubs with a minimum height of 24 inches at the time of planting, must be planted for every ten linear feet of foundation along the portion of the building facing a public or private street.

The required plantings are 10 shrubs. There is a total of 19 that are provided along the front and rear yard. Requirement has been met.

b. In addition to the above, two of the following must also be satisfied:

- One shade tree must be planted on the site for each 100 linear feet of foundation, or portion thereof, along the front and corner side yards.*

There is a total of 49 LF of building foundation along the front yard. There are no corner side yards on the site. The required planting is 1 shade trees. There is a total of 1 shade tree provided. Requirement has been met.

- Two under story or ornamental trees must be planted on the site for each 100 linear feet of foundation, or portion thereof, along the front and corner side yards.*

There is a total of 49 LF of building foundation along the front yard. There are no corner side yards on the site. The required planting are 2 ornamental trees. There is a total of 2 ornamental trees provided. Requirement has been met.

- Two six to eight foot tall evergreens must be planted on the site for each 100 linear feet of foundation, or portion thereof, along the front and side yards.*

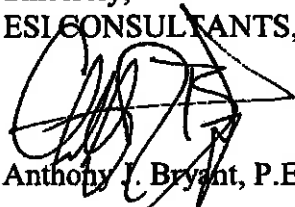
There is a total of 49 LF of building foundation along the front yard. There are no corner side yards on the site. The required planting are 2 evergreen trees. There is a total of 2 evergreen trees provided. Requirement has been met.

c. Planting beds must be covered with ground cover or mulch.

Periwinkle ground cover and mulch beds have been noted. Requirement has been met.

If you have any questions, please call me at (630) 420-1700 x2120.

Sincerely,
ESI CONSULTANTS, LTD.



Anthony J. Bryant, P.E.